

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



02 1A
0004394702
\$ 00.29³
MAR 24 2006
MAILED FROM ZIP CODE 33128

1

PRESTO FIRST CLASS 03/25/06

Z2005000188 BCC 980
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

R4UFFME 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 05-188
APPLICANT NAME: JV INVESTMENTS AT THREE M. LLC

F/K/A: THREE M. DEVELOPMENT, INC.
THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #14.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY RESIDENTIAL DISTRICT, OR IN THE ALTERNATIVE TO SINGLE-FAMILY MODIFIED ESTATE DISTRICT.
THE PURPOSE OF THIS APPEAL IS TO ALLOW THIS BOARD EITHER TO APPROVE THE APPLICATION OR TO REMAND THE APPLICATION WITH LEAVE TO AMEND, IN ORDER TO ALSO ADVERTISE SINGLE-FAMILY MODIFIED ESTATE DISTRICT AS AN ALTERNATIVE REQUEST TO SINGLE-FAMILY RESIDENTIAL DISTRICT.
SIZE OF PROPERTY: 2.54 GROSS ACRES

LOCATION: APPROXIMATELY 667' SOUTH OF SW 312 STREET, EAST OF THEORETICAL SW 190 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 04/27/2006
THURSDAY
TIME 9:30 AM

Z2005000188 BCC 10980
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.
PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
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APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE



02 1A
0004389669 DEC 15 2005
MAILED FROM ZIP CODE 33128

\$ 00.37⁰

72005000168 C14 962
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 05-188
APPLICANT NAME: THREE M. DEVELOPMENT, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY RESIDENTIAL DISTRICT, ON THIS SITE.

LOCATION: APPROX. 667° SOUTH OF SW 312 STREET,
EAST OF THEORETICAL SW 190 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.54 GROSS ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 1
DATE 01/18/2006
WEDNESDAY
TIME 6:00 PM

Z2005000188 C14 962
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE



6

Z2005000188 C14 919
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128-1923



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 05-188
APPLICANT NAME: THREE M DEVELOPME

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
A CULTURAL DISTRICT TO SINGLE-FAMILY RESIDENTIAL
DISTRICT.

LOCATION: APPROX. 667' SOUTH OF S.W. 312 STREET,
EAST OF THEORETICAL S.W. 190 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.5 GROSS ACRES

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AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.
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MIAMI, FLORIDA 33189

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

22005000168 C14 919
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
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MIAMI, FLORIDA 33128-1974

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APPLICANT: JV INVESTMENTS AT THREE M, LLC F/K/A THREE M DEVELOPMENT, INC.

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is appealing the decision of Community Zoning Appeals Board #14.

AU to RU-1 or in the alternative, EU-M

The purpose of this appeal is to allow this board either to approve the application or to remand the application with leave to amend in order to also advertise the EU-M (Single-Family Modified Estate district) as an alternative request to RU-1 (Single-Family Residential District).

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 14, Township 57 South, Range 38 East.

LOCATION: Approximately 667' south of S.W. 312 Street, east of theoretical S.W. 190 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.54 Gross Acres

AU (Agricultural – Residential)

RU-1 (Single-Family Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

W

HEARING NO. 06-1-CZ14-2 (05-188)

14-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: THREE M DEVELOPMENT, INC.

AU to RU-1

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 14, Township 57 South, Range 38 East.

LOCATION: Approximately 667' south of S.W. 312 Street, east of theoretical S.W. 190 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.54 Gross Acres

AU (Agricultural – Residential)
RU-1 (Single-Family Residential)

W



Miami-Dade County
Department of Planning and Zoning

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2005000188

BOARD: C14

LOCATION OF SIGN: APPROX. 667' SOUTH OF S.W. 312 STREET, EAST OF THEORETICAL S.W. 190 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 27-DEC-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2005000188

BOARD: BCC

**LOCATION OF SIGN: APPROX. 667' SOUTH OF S.W. 312 STREET, EAST OF
THEORETICAL S.W. 190 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.**

Miami Dade County, Florida

Date of Posting: 03-APR-06

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

THOMAS GOMEZ



**Miami-Dade County
Department of Planning and Zoning**

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2005000188

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

07/11/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Felix Acosta

Date:

03/24/06

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

3/24/06

.....
To be retained in Hearing File



Miami-Dade County
Department of Planning and Zoning

C 14

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2005000188

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Signature:

Alfredo Fernandez-Cueto

Date:

07/11/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Felix Acosta

Date:

12/15/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

12/15/05

.....
To be retained in Hearing File



**Miami-Dade County
Department of Planning and Zoning**

C 14

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

Re: HEARING No. Z2005000188

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

07/11/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Stella Vandrovec

Date:

08/15/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

8/17/05

To be retained in Hearing File

NEIGHBORS CALENDAR

Ideobox Art Space: *Poerada*, drawings, paintings and installation art by Venezuelan artists Eugenio Espinoza; through March 31; 2630 NW Second Ave., Miami, 786-217-4300.

Jewish Museum of Florida: 301 Washington Ave., Miami Beach, 305-672-5044, ext. 21, www.jewishmuseum.com.

• *AVODA: Objects of the Spirit*, 42 pieces of Jewish ceremonial art by painter and sculptor Tobin Kahn; through Aug. 20.

• *MOSAIC: Jewish Life in Florida*, exhibit features more than 500 photographs and artifacts depicting the Jewish experience in Florida; part of permanent collection.

• Laura Kruger, curator of the Museum at Hebrew Union College in New York, speaks about the life and career of sculptor and painter Tobin Kahn, whose work appears in the exhibit *AVODA: Objects of the Spirit*; 7:30 p.m. March 30.

Matheson Hammock Park: Art Expressions, displays sculpture and installation art by 15 artists; through March 31; 9610 Old Cutler Rd., Coral Gables, 305-755-7940.

Miami Art Museum: 101 W. Flagler St., Miami; \$5 adults, \$2.50 seniors, children 11 and under and students with ID free; 305-375-3000 or www.miamimuseum.org.

• *Mapping Space: Selections from the Collection*, features mixed media by 28 international artists exploring how artists use maps; through April 9.

• *Vik Muniz: Reflex*, features the works of the Brazilian artist from the late '80s to the present; through May 28.

• *James Rosenquist*, paintings by the New York artist; through July 2.

Miami International University of Art & Design: 1501 Biscayne Blvd., Miami, 305-428-5700 or access www.ifac.edu.

• *MFA Student Exhibition*, displays work by graduate students; through March 31.

Miami-Dade Main Library: 101 W. Flagler St., Miami, 305-375-2665.

• Exhibit displays drawings and paintings by Bayunga Kialuka; through March 30.

• *O Write My Name, Harlem Heroes*, features portraits by Carl Vechten; through March 30.

Museum of Contemporary Art (MOMA): 770 NE 125th St., Joan Lehman Building, North Miami, 305-893-6211 or www.mocanomi.org.

• *Wishing Well* installation incorporates three sculptural objects with the museum's reflecting pool by three Miami artists known collectively as Friends With You; through June 4.

• *Malcolm Morley: The Art of Painting*, more than 40 mixed media works by the New York-based artist from the '60s to present; through April 16.

• *Raqib Shaw: Garden of Earthly Delights*, paintings and mixed media that draw from the cultures of Japan, India and China; through April 16.

Museum of The Americas: 825 SW Eighth St., Little Havana; free, 305-857-9961 or americasmuseum@aol.com.

• *Women in the Arts 2006*, mixed media by various female artists; through April 1.

Ofiate Fine Art: 4385 SW 72nd Ave., Miami, 305-667-6942.

• *Romancing the Landscape*, collection of paintings by Erik Speyer; through April 30.

Reed Savage Gallery: 4217 Ponce de Leon Blvd., Coral Gables;

305-446-1212.

• Mixed media by seven contemporary artists from China; through April 29.

Otto G. Richter Library, University of Miami: 1300 Memorial Dr., Coral Gables; 305-284-3233.

• *Destination Cuba: Tourism to Cuba 1902-1958*, collection of documents, travel books and postcards from the time period; through June 5.

Rubell Family Collections: 95 NW 29th St., Miami, 305-573-6090 or access www.rubellfamilycollection.com.

• *Poles Apart*, features contemporary Polish art by various artists; through Oct. 26.

• Exhibit displays paintings by Norbert Schwontkowski; through Oct. 26.

• *Against All Odds*, features a decade of works by Keith Haring; through Oct. 29.

• *Senality*, group show features works of Wade Guyton, Mike Kelly, Jeff Koons and others; through Oct. 29.

• Features sculpture by Jim Lambie; through Oct. 29.

• Features paintings by German artist Andrea Lehmann; through Oct. 29.

• Collection of paintings from the past eight years by Norbert Schwontkowski; through Oct. 29.

• Features ceramic installations by Andro Wekua; through Oct. 29.

• Features a scale model of the Wrong Gallery in New York by Maurizio Cattelan; through Oct. 29.

The Wolfsonian-FIU: Promotes the collective understanding of design from 1885-1945 and holds more than 70,000 objects predominantly from North America and Europe, noon-6 p.m. Monday, Tuesday, Saturday and Sunday, noon-9 p.m. Thursday and Friday, free admission Friday after 6 p.m., 1001 Washington Ave., Miami Beach; \$7 adults, \$5 seniors, students with ID and kids 6-12, children 5 and under free, 305-531-1001 or access www.wolfsonian.fiu.edu.

• *Conservatorium*, installation by Cesar Trasobares; through March 31.

• *In Pursuit of Pleasure: Schuitze & Weaver and the American Hotel*, features architecture and design of early 20th century hotels; through May 28.

• *Revolutionary Tides: The Art of the Political Poster, 1914-1989*, more than 100 examples of images relating to political power from the poster collections at the Hoover Institution at Stanford and the Wolfsonian; through June 25.

• Free admission and exhibit tour; 6-9 p.m. Fridays; tour begins at 6 p.m.

COMEDY

Comey with A Cause: THE Improv of Broward County and Miami's Laughing Gas perform in a show that will feature WMX J-FM (102.7's) Joe Johnson; benefits Miami Children's Hospital's Radio Lollipop, the in-house station that is run by volunteers and patients; 8 p.m. April 5, The Improv Comedy Club, 3390 Mary St., Coconut Grove, \$10, 2-drink minimum, must be 18 or older, 305-441-8200 or www.miamiimprov.com.

Who's Foolin' Who?: Just the Funny performs in a show that will feature April Fools pranks, sketches, parodies and improvised scenes based on audience suggestions; 9 p.m. and 11 p.m. April 1; Miami Museum of Science

and Planetarium, 3280 S. Miami Ave., Miami; \$12 for both, \$10 for 9 p.m., \$5 for the 11 p.m., 305-693-8669 or www.justthefunny.com.

DANCE

Afternoon Café Flamenco: Clarita Filgueras-Flamenco Puro Dance Company performs in authentic costumes, the dance of the "Golden Age" of flamenco, the period of 1860-1910; 1:30 p.m. and 4:30 p.m. April 2; Actors' Playhouse, 280 Miracle Mile (Miracle Theatre), Coral Gables; \$25. Call Ticketmaster at 305-358-5885 or 305-444-9293.

Miami Beach Dance Festival: Performances by several South Florida and international dance companies including Momentum Dance Company and the National Dance Company of the Bahamas; Byron Carlyle Theater, 500 71st St., Miami Beach; 305-858-7002 or 305-867-4195.

• The Lula Washington Dance Company; 8 p.m. March 31; \$25, \$10 seniors and students.

• Ballet Flamenco La Rosa and Dlorida Dance Theatre in concert; 8 p.m. April 1; \$20, \$10 seniors and students.

• Momentum Dance Company and Dance Now! Ensemble perform; 8 p.m. April 1; \$20, \$10 seniors and students.

Sleeping Beauty: Ballet Etudes performs with a full orchestra and New York City Ballet Principal Dancers Jennifer Ringer and Charles Askegaard; 8 p.m. April 1, 3 p.m. April 2; Jackie Gleason Theater, 1700 Washington Ave., Miami Beach; \$20-\$100, 305-827-1345.

FILM

Amores Perros: Drama about a car accident that connects the lives of three people (in Spanish); 7 p.m. April 4; Centro Cultural Español, 800 Douglas Rd., Coral Gables; free, 305-448-9677.

Film Highlights Business Ethics: Screening of *The Insider*, the tale of the man who revealed the health hazards of the tobacco industry concealed. A panel and audience discussion follows. Refreshments available; 6:15 p.m. April 3; University of Miami Storck Auditorium, 5250 University Dr., Coral Gables; free, 305-284-2872, 305-284-1603 or send an e-mail to alumni@miami.edu.

Gringo Wedding: Sneak preview of the romantic comedy to be released later this year that was shot in Bogota and South Florida; Q & A with director Tas Salini after screening; 10 a.m. March 30; Bill Cosford Cinema-University of Miami, second floor of the Memorial Building, Coral Gables; free, 305-284-2265.

Sneakers: Drama starring Robert Redford about a group of computer experts who are blackmailed into stealing a top secret black box that is capable of decoding any encryption system; 10 p.m. March 30; Bill Cosford Cinema-University of Miami, second floor of the Memorial Building, Coral Gables; free, 305-284-2265.

To the Other Side: Drama about an aspiring composer in Mexico who must choose between a life trafficking drugs or illegally crossing the border into the United States (in English and Spanish with subtitles); 7:30 p.m. April 1; Miami Art Central (MAC), 5960 SW 57th Ave., South Miami; \$5, \$3 seniors and students with ID, 305-455-3333.

ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, APRIL 27, 2006 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. IV INVESTMENTS AT THREE M LLC FKA: THREE M DEVELOPMENT, INC. (05-189)

Location: Approximately 687' south of SW 312 Street, east of theoretical SW 190 Avenue, Miami-Dade County, Florida (2.64 Gross Acres)

The Director of the Department of Planning & Zoning is appealing the decision of Community Zoning Appeals Board #14.

The applicant is requesting a zone change from agricultural district to single-family residential district, or in the alternative to single-family modified estate district.

The purpose of this appeal is to allow this Board either to approve the application or to remand the application with leave to amend, in order to also advertise single-family modified estate district as an alternative request to single-family residential district.

2. MANUEL & BARBARA DIAZ (05-911)

Location: Lying south of SW 248 Street and lying on both sides of theoretical SW 117 Avenue, Miami-Dade County, Florida (82.64 Acres)

The applicants are requesting a zone change from agricultural district to minimum apartment house district, and to waive zoning section the road regulations with requirements along a portion of SW 117 Avenue.

3. SILVER PALM HOLDINGS OF HOMESTEAD LLC (05-246)

Location: Between SW 232 Street & SW 248 Street on SW 112 Avenue, Miami-Dade County, Florida (291.8 Acres)

The applicant is requesting a modification of a paragraph of a covenant to delete the roadway improvements pertaining to SW 112 Avenue and SW 224 Street, and modifications of other paragraphs of the covenant to remove the requirements that roadway improvements be made by the applicant for SW 224 Street at SW 112 Avenue, to delete the requirement that the homeowners within the community and their mortgagees be required to join in any modifications, amendment, or release of a covenant pertaining to the school site subject to public hearing approval, and to require the opening of the charter school for 800 students prior to the first school year after the completion of the 400th residence & for the additional 300 students prior to the 800th residence, on this site.

4. PRINCETON PARK HOMES LLC (05-347)

Location: Lying north of SW 248 Street and west of Canal C-102, Miami-Dade County, Florida (8.02 Acres)

The applicant is requesting a deletion of a covenant of a previous resolution to remove an agreement restricting the property to development as a restaurant, mini warehouse, and recreational vehicle storage in order to develop the property within regulations of the new adopted Urban Center District.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 876-2665.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2666 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

MIAMI-DADE COUNTY, FLORIDA

ZONING HEARING

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 27th day of April, 2006 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

HEARING NO. 06-1-CZ14-2 (05-188)

APPLICANT: JV INVESTMENTS AT THREE M, LLC F/K/A THREE M DEVELOPMENT, INC.

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is appealing the decision of Community Zoning Appeals Board #14.

AU to RU-1 or in the alternative, EU-M

The purpose of this appeal is to allow this board either to approve the application or to remand the application with leave to amend in order to also advertise the EU-M (Single-Family Modified Estate district) as an alternative request to RU-1 (Single-Family Residential District).

SUBJECT PROPERTY: The north ½ of the west ½ of the SE ¼ of the NW ¼ of the NE ¼ in Section 14, Township 57 South, Range 38 East.

LOCATION: Approximately 667' south of S.W. 312 Street, east of theoretical S.W. 190 Avenue, Miami-Dade County, Florida.

HEARING NO. 06-4-CC-1 (05-268)

APPLICANTS: RICHARD MORTON, ET AL

(1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(19) of the Florida Statutes with respect to the amendments and requests as contained within this application.

(2) MODIFICATION of Condition #1(a) of Resolution Z-210-85, as last modified by Resolution Z-30-99, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: "1. Make the following changes to the Dolphin Center DRI project, in addition to the changes required by other conditions of this DRI Development Order:

a. Revise the project magnitude to the following maximum development totals, for the entire project site, as shown on Revised Figure 1 dated last revised December 2, 1996, which is hereby incorporated by reference into the terms of this development order:

73,000 seat stadium plus 1,916 additional seats in the stadium [as permitted by §380.06(24)(f) Florida Statutes]

7,350 paved parking spaces on the stadium site, and 850,000 sq. ft. of office development, including any fitness center and/or trademart.

465,000 sq. ft. of retail/commercial development.

750 hotel rooms."

TO: "1. Make the following changes to the Dolphin Center DRI project, in addition to the changes required by other conditions of this DRI Development Order:

a. Revise the project magnitude to the following maximum development totals, for the entire project site, as shown on Revised Figure 1 dated last revised December 2, 1996, 8/15/05, which is hereby incorporated by reference into the terms of this development order:

73,000 seat stadium plus 1,916 additional seats in the stadium [as permitted by §380.06(24)(f) Florida Statutes]

7,350 paved parking spaces on the stadium site, and ~~850,000~~ 420,000 sq. ft. of office development, including any fitness center and/or trademart.

~~465,000~~ 569,961 sq. ft. of retail/commercial development.

~~750~~ 450 hotel rooms

638 residential units (in a maximum of 64.7 acres).

Revised Figure 1, dated last revised 8/15/05, reflects a modification to the maximum development totals for only the Dolphin Center South portion of the Phase B lands as depicted on Figure 1. The revised maximum development levels for Dolphin Center South are as follows:

Retail = 429,961 square feet

Trademart = 20,000 square feet

Office = 25,000 square feet

Residential = 638 units."

(3) MODIFICATION of Condition 20c of Resolution Z-210-85, as last modified by Resolution Z-40-93, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "20c. Prior to issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates as shown below) worth of Phase B retail, hotel, fitness, office or trademart development (Revised Table 1), construct the following recommended roadway improvements or, at the option of

ZONING HEARING
COMMUNITY ZONING APPEALS BOARD - 14
Wednesday, January 18, 2006 - 6:00 p.m.
SOUTH DADE GOVERNMENT CENTER
Room 203 (Old Building)
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. REDLANDS COVE DEVELOPMENT, LLC. (05-94)
Location: The southeast corner of SW 276 Street and SW 157 Avenue, Miami-Dade County, Florida (10.31 Acres)
The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

2. THREE M. DEVELOPMENT, INC. (05-188)
Location: Approximately 667' south of SW 312 Street, east of theoretical SW 190 Avenue, Miami-Dade County, Florida (2.54 Gross Acres)
The applicant is requesting a zone change from agricultural district to single-family residential district, on this site.

3. L & M ENTERPRISES GROUP, INC. (05-261)
Location: South of SW 214 Terrace and 281' east of SW 119 Avenue, Miami-Dade County, Florida (74' X 107')
The applicant is requesting to permit a lot frontage to be less than required on this site.

4. NEWFOREST LANDSCAPING, INC. (05-267)
Location: The east side of SW 194 Avenue and 668' south of SW 312 Street, Miami-Dade County, Florida (5.09 Gross Acres)
The applicant is requesting a zone change from agricultural district to single-family suburban estate district, on this site.

Multiple members of individual community councils may be present.
All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.
Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

NEIGHBORS CALENDAR

Listings are considered for publication free of charge on a space-available basis with preference given to nonprofit organizations, benefits and free activities. Notices must be received at least two weeks before the publication date or your event's registration deadline. Listings must contain a local or toll-free phone number for the public to contact and any fees. Mail notices to: Calendar Desk-Newsroom, The Herald, 1 Herald Plaza, Miami, FL 33132-1693 or e-mail to: newscalendar@herald.com (with name and date of event on subject line). For questions, call 305-376-3355 from 10 a.m. to 6 p.m. weekdays.

HOLIDAY PLANNER DAY-BY-DAY

THURSDAY, DEC. 22

Aventura Station Model Train Display: South Florida's largest indoor model train display; includes a miniature town, amusement park, old time mill and snowcapped mountains; located in the JCPenny Court; through Jan. 3; Aventura Mall, 19501 Biscayne Blvd., Aventura. 305-935-1110.
The Biltmore Holiday Events: 1200 Anastasia Ave., Coral Gables; free. 305-445-1926 or www.biltmoreho

tel.com:
* Join the Not So Tall Tale Tellers as they share holiday stories and ghost legends: 7 p.m. Thursday, Dec. 22.
Ho-Ho-Holiday Celebration: Children can take photos with Santa; 1-4 p.m. Dec. 17-24; Parrot Jungle Island, 1111 Parrot Jungle Tr., Watson Island; \$24.95 adults, \$19.95 for children 3-10, free children ages 2 and under; photos are free with paid admission. 305-258-6453 or www.parrotjungle.com.
Holiday Season at Triangle Park: Holiday lights decorate the park. Live entertainment, food available and pictures with Santa Claus; 6-9 p.m. through Jan. 6; Triangle Park, Okeechobee Road and Palm Avenue, Hialeah; free admission, \$3 photos with Santa. 305-687-2679.
Gift Wrap & Bow Demonstration: Learn tips and tricks for creating crisp corners, perfect bows and beautiful gift packages; 1-3 p.m. daily, through Dec. 24; Container Store, 7300 North Kendall Dr., Miami; free. 305-670-8181.
Gingerbread House: Life-size gingerbread house constructed by high school students from Florida, Connecticut, Ohio, Massachusetts, Michigan and North Carolina on display; noon-6 p.m. Sundays, 10 a.m.-9 p.m. Monday-Saturday through Dec. 25; Village of Merrick Park, 358 San Lorenzo Ave., Coral Gables; free. 305-529-0200.
Holiday Art Workshop: Children ages 7 and up can create holiday decorations and gifts; photos of family members and pets can be used in the workshop; 10 a.m.-2 p.m. Dec. 22; Soffer and Fine Adoption Center, 16101 W. Dixie Hwy., North Miami Beach; \$10 minimum cash donation per child; reservations required. 305-749-1820.
Laughing Gas Improv Holiday Show: 'Twas the Night Before the night before the night before Christmas; 8 p.m. Dec. 22; Main Street Playhouse, 6766 Main St., Miami Lakes; \$10. 305-461-1161.
Santa's Enchanted Forest: Includes new rides, displays, roller coasters, petting zoo, food tents and carnival games; 5 p.m.-midnight, through Jan. 8; Tropical Park, 7900 SW 40th St., East Miami-Dade; \$21 for adults; \$15 for children 3-8; free for children 2 and under. 305-559-9689.
Santa's Magical Village: See the performing tree every 30 minutes; through Jan. 3; Aventura Mall, 19501 Biscayne Blvd., Aventura. 305-935-1110.
A Trip To Narnia: Multisensory experience based on the new movie *The Chronicles of Narnia: The Lion, The Witch and The Wardrobe*. Visitors walk through a snow globe complete with snowfall and into the Land of Narnia; 10 a.m.-9:30 p.m. Monday through Saturday and 11 a.m.-7 p.m. Sundays, through Jan. 8; Dolphin Mall, 11401 NW 12th St., Miami; free. 305-365-7446 (DOLPHIN).

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FRIDAY, DEC. 23

Magical Snowfall at Dolphin Mall: Snowfall at the Rambias Outdoor Plaza 7 p.m. daily, and 9 p.m. Friday-Saturday through Jan. 8; Dolphin Mall, 11401 NW 12th St., Miami. 305-599-3000.
Outdoor Menorah Lighting: Last day to register for event that includes dinner and a performance by songwriter, composer and children's recording artist Susan Shane-Linder; 6:30 p.m. Dec. 28; Temple Shalom-El Olom, 10680 SW 113th Pl., Sabal Chase, West Kendall; \$12, \$7 children 11 and under (\$2 off for members of any age; registration required by Dec. 23). 305-271-5756.

SATURDAY, DEC. 24

Christmas Cookie Class: Sylvia Aragon from Macy's prepares classic Christmas cookies; 1 p.m. Dec. 24; The Cellar at Macy's Dadeland Kids and Home Store, 7675 North Kendall Dr., Miami; free; second floor. For reservations and information, call 305-577-2677.
Ho... Ho... Home Depot: How to clinics for the holidays. Call for nearest location; free. 1-800-553-3199.

Public Notices & Hearings

HEARING NO. 06-1-CZ14-2 (05-188)

APPLICANT: THREE M DEVELOPMENT, INC.

AU to RU-1

SUBJECT PROPERTY: The north ½ of the west ½ of the SE ¼ of the NW ¼ of the NE ¼ in Section 14, Township 57 South, Range 38 East.

LOCATION: Approximately 667' south of S.W. 312 Street, east of theoretical S.W. 190 Avenue, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-3 (05-228)

APPLICANT: CORAL REEF REALTY L. L. C.

- (1) MODIFICATION of Conditions #2 & #5 of Resolution 4-ZAB-127-87, last modified by Resolution 4-ZAB-44-89, passed and adopted by the Zoning Appeals Board, only as it applies to subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sunoma Place of Kendall - A Personal Care Residence,' as prepared by RKT & B, Architects and Planners, Inc., dated 9-2-88 and consisting of six sheets and sketch of survey entitled 'Federal Property Management Corporation,' as prepared by Weldner Surveying and Mapping, P. A., dated 9-27-88."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Coral Reef Nursing & Rehabilitation Center Expansion,' as prepared by RO Architects & Planners, consisting of 9 sheets dated 7/29/05."

FROM: "5. That the use be approved for and be restricted to a maximum of 360 people, of which 120 beds shall be for the nursing home and 240 beds for the home for the aged."

TO: "5. That the use be approved for and be restricted to a maximum of 180 beds."

The purpose of the above request is to allow the applicant to submit revised plans showing an addition for the nursing and rehabilitation center and separating the subject site from the home for the aged previously approved on the site to the south.

- (2) Applicant is requesting to permit an addition to a nursing home and rehabilitation center to setback varying from 29.42' to 42.42' (50' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of CORAL REEF NURSING CENTER, Plat book 145, Page 79, together with an easement for utility purposes more particularly described as follows:

Begin at the Southeast corner of the west ¾ of the SE ¼ of said Section 20; thence run S87°10'04"W, along the south line of the aforementioned Section 20, a distance of 615'; thence run N02°19'02.5"W, parallel and distant 615' from the east line of the west ¾ of the SE ¼ of said Section 20, 55' to the Point of beginning; thence run N2°19'02.5"W along the same for a distance of 503' to a point; thence N87°10'04"E a distance of 40'; thence S2°19'02.5"E a distance of 30'; thence S87°10'04"W a distance of 16.5' to a point that is parallel and distant 23.5' from the first course described herein; thence S2°19'02.5"E along said line a distance of 473' to a point on the north line of Coral Reef Drive; thence S87°10'04"W along said line a distance of 23.5' to the Point of beginning.

LOCATION: 9869 S.W. 152 Street, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-4 (05-261)

APPLICANT: L & M ENTERPRISES GROUP, INC.

Applicant is requesting to permit a lot frontage of 74' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "L & M Enterprise Group, Inc., consisting of 3 pages, A-1 dated revised 2/18/05 and the remaining two pages dated revised 11/5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 74' of the west 355' of the north ½ of Tract 13, DIXIE PINES, Plat book 31, Page 51.

LOCATION: South of S.W. 214 Terrace & 281' east of S.W. 119 Avenue, Miami-Dade County, Florida.

HEARING NO. 06-1-CZ14-5 (05-267)

APPLICANT: NEWFOREST LANDSCAPING, INC.

AU to EU-S

SUBJECT PROPERTY: The north ½ of the SW ¼ of the NE ¼ of the NW ¼ of Section 14, Township 57 South, Range 38 East.

LOCATION: The east side of S.W. 194 Avenue & 668' south of S.W. 312 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.